

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Ocean County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$22,261,901**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	96.08 %	95.13 %	10	95.51 %	62	59	
% of Funds Disbursed	89.16 %	85.90 %	10	87.58 %	48	51	
Leveraging Ratio for Rental Activities	3.4	5.07	0	4.86	33	37	
% of Completed Rental Disbursements to All Rental Commitments***	87.57 %	77.80 %	20	82.17 %	40	34	
% of Completed CHDO Disbursements to All CHDO Reservations***	61.17 %	62.11 %	15	71.17 %	27	26	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.15 %	83.57 %	13	81.54 %	61	58	
% of 0-30% AMI Renters to All Renters***	47.69 %	45.20 %	14	45.68 %	54	52	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.41 %	1	96.19 %	100	100	
Overall Ranking:			In State:	12 / 27	Nationally:	48	53
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$62,930	\$28,202		\$27,510	65 Units	5.50 %	
Homebuyer Unit	\$8,378	\$17,461		\$15,239	349 Units	29.70 %	
Homeowner-Rehab Unit	\$27,869	\$15,837		\$20,932	146 Units	12.40 %	
TBRA Unit	\$9,257	\$8,053		\$3,121	616 Units	52.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ocean County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,255	\$137,473	\$26,421
State:*	\$108,911	\$97,945	\$17,568
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.1

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	61.5	84.5	86.3	68.5
Black/African American:	27.7	5.4	8.2	16.2
Asian:	1.5	0.3	0.0	0.9
American Indian/Alaska Native:	1.5	0.0	0.0	0.9
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.9
Asian and White:	0.0	0.0	0.0	1.8
Black/African American and White:	1.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.6	0.0	0.9
Asian/Pacific Islander:	0.0	0.0	1.4	0.0

ETHNICITY:

Hispanic	6.2	8.9	4.1	9.9
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HOUSEHOLD SIZE:

1 Person:	10.8	28.9	18.5	16.2
2 Persons:	16.9	21.2	15.8	27.0
3 Persons:	15.4	18.9	22.6	31.5
4 Persons:	40.0	15.8	28.8	15.3
5 Persons:	10.8	11.7	8.2	5.4
6 Persons:	6.2	2.0	4.1	4.5
7 Persons:	0.0	0.3	0.7	0.0
8 or more Persons:	0.0	1.1	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.8	29.2	21.9	21.6
Elderly:	0.0	4.9	19.2	3.6
Related/Single Parent:	58.5	28.7	23.3	48.6
Related/Two Parent:	30.8	31.8	32.9	24.3
Other:	0.0	5.4	2.7	1.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	58.5	1.1 #
HOME TBRA:	1.5	
Other:	10.8	
No Assistance:	29.2	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ocean County Consortium

State: NJ

Group Rank: 48
 (Percentile)

State Rank: 12 / 27 PJs

Overall Rank: 53
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	87.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	61.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

